

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Town Planning Town Planning – Jaggaiahpet Municipality Change of Land Use form Commercial use to Residential use in R.S.No.500/1A1, to an extent of 476.83 Sq.Mtrs of Jaggaiahpet – Draft variation – Confirmed – Orders – Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No. 474

Dated: 25.11.2013.

Read the following:-

1. From DTCP Lr.Roc.No.13089/2012/R2, dated: 06.02.2013.
2. Govt., Memo No.3534/H1/2013-1 Dt.18.04.2013.
3. From DTCP Lr.Roc.No.13089/2012/R, dated: 30.05.2013.
4. Govt., Memo No.3534/H1/2013-2, Date: 20/06/2013.
5. Received from the Commissioner of Printing, A.P
Extraordinary Gazette No.452, Part-I, Dt.04.07.2013.
6. From the DT & CP Lr.Roc.No.13089/12, Dt. 23.08.2013.

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ORDER:-

The draft variation to the Jaggaiahpet General Town Planning Scheme, the Master Plan sanctioned in G.O.Ms.No.265 MA., dated: 14.05.2003, is issued in reference 4th read above, and also published in reference 5th read above. On publication, no objections and suggestions have been received from the public within the stipulated period. The Director of Town & Country Planning, Hyderabad in the reference 3rd read above has informed that the applicant has paid an amount of Rs.4,770/- (Rupees Four Thousand Seven Seventy only) towards Development charges/ Conversion charges vide receipt No. 1076, Dt. 18.05.2013 as per G.O.Ms.No.158 MA., dated: 22-03-1996. Further in the reference 6th read above the Director of Town & Country Planning, Hyderabad has informed that the Municipal Commissioner, Jaggaiahpet has published the draft variation notification in Vaartha, Telugu daily news paper and Deccan Chronicle, English daily news paper. On publication no suggestions/ objections received from the public. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

Dr. S.K. JOSHI,
PRINCIPAL SECRETARY TO GOVERNMENT (UD)

To

The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.

The Director of Town and Country Planning, Hyderabad.

The Regional Deputy Director of Town Planning, Rajahmundry.

The Commissioner, Jaggaiahpet Municipality, Jaggaiahpet, Krishna Dist.

Copy to:

The Individual through the Commissioner, Jaggaiahpet Municipality,
Jaggaiahpet, Krishna District.

The District Collector, Krishna District.

SF/SC.

//FORWARDED ::BY:: ORDER//

SECTION OFFICER.

APPENDIX
NOTIFICATION

In exercise of the powers conferred by clause (a) of Sub- Section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920, the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Jaggaiahpet Town, the same having been previously published in the Extra-ordinary issue of Andhra Pradesh Gazette No.452, Part-I, dated: 04.07.2013 as required by clause (b) of the said section.

VARIATION

The site in R.S.No.500/1A1 to an extent of 476.83 Sq.Mtrs , the boundaries of which are shown in the schedule hereunder and which is earmarked for Commercial use in the General Town Planning Scheme (Master plan) of Jaggaiahpet Municipality sanctioned in G.O.Ms.No.265 MA., dt.14.05.2003 is now designated for Residential use by variation of change of land use as the site is surrounded by residential and partly commercial usage, subject to allowing of building with maximum of 10.0 mtrs height in the site as the site falls in Category "A" of Table-II of G.O.Ms.No.168, Dated: 07.04.2012 and also based on the Council Resolution No. 672, dated 30.09.2012 and as marked "A,B,C,D" in the revised part proposed land use map G.T.P. 19/2013/G available in the Jaggaiahpet Municipality **subject to the following conditions that;**

1. Only individual residential building with a Maximum height of 10 mts., only is permitted.
2. The applicant shall obtain prior permission from the competent authority before commencing the development work.
3. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
4. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
5. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. The change of land use shall not be used as the proof of any title of the land.
7. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
8. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUDNARIES

North	: Owners own road
East	: S.L.Mohibbuddin Amed's(Mujjem) House.
South	: 112'-0" road
West	: Gujjala gundalu House.

**Dr. S.K. JOSHI,
PRINCIPAL SECRETARY TO GOVERNMENT (UD)**

SECTION OFFICER.